

Landscape Referral Response

Application Number:	DA2025/1609
Date:	19/11/2025
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Responsible Officer:	Julie Edwards
Land to be developed (Address):	Lot 313 DP 12316 , 1 Kimo Street NORTH BALGOWLAH NSW 2093

Reasons for referral

This application seeks consent for the following:

- Construction / development works within 5 metres of a tree or
- New residential works with three or more dwellings. (RFB's, townhouses, seniors living, guesthouses, etc). or
- Mixed use developments containing three or more residential dwellings.
- New Dwellings or

Officer comments

The proposal is not supported with regard to landscape issues.

The application is assessed by Landscape Referral against Warringah Local Environmental Plan (WLEP) 2011 and the following Warringah Development Control Plan (WDGP) 2011 controls (but not limited to):

- D1 Landscaped Open Space and Bushland Setting
- E1 Preservation of Trees or Bushland Vegetation

The proposed pool location is in close proximity to a neighbouring tree and no comment on the impact to this tree is included in the Arboricultural Impact Assessment. It is noted the pool structure will require over 1 metre excavation in close proximity to the common boundary. Please provide arboricultural comment regarding this matter.

Landscape referral can continue their assessment when further information has been provided.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

Nil.